

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-WORK SESSION  
MARCH 3, 2015

**FINAL**

Mayor Arave called the meeting to order at 6:02 p.m.

PRESENT: Mayor Len Arave  
Council Member Brian Horrocks  
Council Member Conrad Jacobson  
Council Member Stan Porter  
Council Member Matt Jensen  
Council Member Ryan Mumford

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; David Church, City Attorney; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: JR Hood, resident.

1. COMMUNITY DEVELOPMENT REPORT

Ken Leetham reported on the number of single family building permits from July 2014 until the present. There have been 99 permits, with 78 of them issued for Foxboro and 21 in other areas of the City. He stated that there is a decrease due to the slowing down of growth and existing inventory in Foxboro; however, he believes the numbers should be similar to last years' total of 224 single-family permits by the end of the year. Mr. Leetham commented that the 2014 landslide has affected the single family building permits in that area, and a few previously submitted permits have been withdrawn.

Mayor Arave asked how large of an area the landslide was affecting. Ken Leetham replied that the affected areas consist of the upper bench including the Eaglepointe area as well as The Views at Eaglewood Village, as landowners were concerned about the topography there.

Ken Leetham then updated the Council on additional projects in his department, including the canoe take-out facility on the Jordan River, the Foxboro North Plat 11 Park, Springhill Park, the Deer Hollow Park CDBG grant submittal, Deer Hollow Park playground grant, Code

amendments with design and architectural standards for the MD zoning district, and the Town Center Redevelopment project design. He also reported on the Local Resource Planning Grant of \$25,000 for the creation of a series of land use scenarios for the US89 and Town Center projects and said that Landmark Design has been selected as the project consultant. He then reported that staff had run some reports to show the amount of commuters entering and exiting the City with 8,411 trips into the City for employment, 6,683 trips out of the City and 453 residents who stayed in the City for employment on a daily basis. He also said that there is a younger population, consisting of individuals between 20-39 years old, in the Town Center area and reported that there is a developer who is interested in redeveloping this area. Mr. Leetham said that Landmark Design will be preparing additional drawings and standards on this project as it is a Planned District (P-District) and that certain design standards would need to be in place. Per the new designs, the developer is now planning to put in townhouses, commercial and retail buildings with streetlights every 60', trees every 30' and raised planters with seating for a more visually-pleasing and pedestrian-friendly street.

Council Member Horrocks asked if a traffic study had been done as the traffic from the proposed development would feed into the roundabout there. Ken Leetham replied that the study had not been done yet but that City staff had projected some trips and that Orchard Drive may need to be rerouted.

Mayor Arave asked if this would be in the Community Development Area (CDA) project and what the status might be. Barry Edwards replied that this project is in the CDA area and that City staff is in the process of meeting with the County, Weber Basin and the other taxing entities. There will also be a Redevelopment Agency (RDA) public hearing regarding this project on March 17<sup>th</sup>.

Ken Leetham then reported on the Foxboro Wetlands Park project and said that it would be going out to bid in the next few weeks.

## 2. GOLF DEPARTMENT REPORT

Brent Moyes reported that there were only four days without golf play during the month of February. Rounds are down slightly for the fiscal year but revenue is up 2% compared to last year. Prices have not been raised since 2009 and the fiscal year is on track due to revenue per round. Mr. Moyes said that comp and trade rounds are being eliminated and the budget has been trimmed so the golf course will be more profitable by the end of the fiscal year. He explained that normally tournaments bring in the most revenue but due to the recession competitors are beginning to get into tournament golfing as well. A new Groupon for groups of 2-4 players to

golf at a discounted rate was recently put out which has been fairly successful so far with over 500 sold and a profit of \$20,000.

Council Member Porter asked what the plan for watering at the golf course would be if there a limited amount of water this year.

Mayor Arave also asked if the golf course would have the full allotment of water from Weber Basin this year or what percentage would be given. Barry Edwards replied that it would be 50% to 100% of the water allotment but that City staff would review the agreement. He said that there should be more than enough water available for the golf course without using part of the culinary water supply.

### 3. ACTION ITEMS

The action items list was reviewed. Completed items were removed from the list.

Mayor Arave asked for an update on the hills near the landslide area. Ken Leetham reported that City staff walked the hills on the east side of Eagleridge Drive and noticed two areas with issues that might be related to springs. The area near the Views at Eaglewood had a lot of runoff and spring water.

Paul Ottoson commented that there was water seeping on the east side and vegetation due to the manholes and pipes that were plugged due to debris. The Eaglewood Village Homeowners Association (HOA) owns the property there and would be responsible for maintaining that area. The Public Works department will add this area to the inspection program for review twice a year with all issues to be reported to the HOA.

### 4. CITY COUNCIL MINUTES-FEBRUARY 17, 2015

**Council Member Jacobson moved to approve the City Council minutes of February 17, 2015 work session and regular session as amended. Council Member Porter seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

### 5. COUNCIL REPORTS

Council Member Jacobson reported that the Youth City Council (YCC) was still in the process of filling Easter eggs for the City Easter egg hunt on Saturday, April 4<sup>th</sup> at 9 a.m. but that the Kite Festival would not be held concurrently this year. There will be a youth leadership

conference at Utah State from Thursday, March 12<sup>th</sup> to Saturday, March 14<sup>th</sup>. He also said that the YCC will participate in the City's Arbor Day tree planting event on April 25<sup>th</sup>.

Council Member Jensen reported that he had met with Pele and that he had expressed interest in holding another Polynesian festival in the City.

Council Member Horrocks reported that the Arbor Day committee met last week and that it had been determined that the tree planting would be held at Deer Hollow Park on April 25<sup>th</sup> at 9 a.m. There may also be trees planted at Hatch Park to replace those that had been recently vandalized.

Paul Ottoson commented that the sinkhole on Orchard Drive had been inspected.

Council Member Mumford reported that the sand replacement service project at two Foxboro parks was successful and that there had been multiple offers for volunteer work at other City parks.

Council Member Porter reported that the Wildfire Prevention (WUI) plan would be sent to residents in the wildfire risk area and that a WUI meeting would be held March 11<sup>th</sup> at 7:30 p.m. in the police training room at City hall. He said that the grant money could be used for wood chipping days to reduce wildfires and funding for any fires that do occur. Barry Edwards said that the State would come in and help residents create a defensible fire area which would be to the City's advantage to reduce the potential of a fire starting in the City.

## 6. ADJOURN

Mayor Arave adjourned the meeting at 6:59 p.m. to being the regular session.

NORTH SALT LAKE CITY  
CITY COUNCIL MEETING-REGULAR SESSION  
MARCH 3, 2015  
FINAL

Mayor Arave called the meeting to order at 7:06 p.m. Council Member Matt Jensen offered the invocation and led those present in the Pledge of Allegiance.

STAFF PRESENT: Barry Edwards, City Manager; Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Jon Rueckert, Assistant Public Works Director; Janice Larsen, Finance Director; Chief Craig Black, Police Chief; Brent Moyes, Golf Course Director, Linda Horrocks, Deputy Recorder; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: JR Hood, resident; Sheldon Byde, Kern River Gas.

1. CITIZEN COMMENT

There were no citizen comments.

2. CONSIDERATION OF ADOPTING A FORMAL POSITION ON GASOLINE TAX  
BILL: HOUSE BILL 362

Barry Edwards reported that the House Revenue and Taxation committee voted out house bill 362 regarding the gasoline tax bill. He suggested that the City Council disregard this item for now.

Mayor Arave commented that this item would die for lack of a motion.

3. CONSIDERATION OF ENTERING INTO AN INTERLOCAL COOPERATION  
AGREEMENT BETWEEN THE CITY OF NORTH SALT LAKE AND UDOT FOR  
THE CONSTRUCTION AND RELOCATION OF OVERLAND DRIVE AS PART OF  
THE 2600 SOUTH/1100 NORTH RECONSTRUCTION PROJECT

Barry Edwards reported that some progress has been made but asked for a continuation on this item.

**Council Member Horrocks moved to continue this item. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

4. CONSIDERATION OF AN INCREASE OF \$8,000 TO THE LANDSCAPING  
CONTRACT FOR THE 1100 NORTH RECONSTRUCTION PROJECT

Barry Edwards reported that the City Council had previously approved an amount for the 1100 North construction project and that Utah Department of Transportation (UDOT) has now finalized the amount for the project. There was an increase in price of \$8,000 from the original estimate with no changes in the scope of work to be done. He said that two contracts had been distributed to the Council which would need to be approved. The first contract pertains to the \$8,000 increase and the second is an installation and maintenance agreement. UDOT will put in the landscaping to the City's specifications but it will be up to the City to maintain it after installation. Mr. Edwards said the area of landscaping would be a very small piece and would be integrated into the entire intersection.

Council Member Jensen asked what the previously approved amount was. Barry Edwards replied that it was originally \$56,000 with the new total of approximately \$65,000. The original price did not include administrative, State and contractors fees.

**Council Member Jacobson moved to approve an increase of \$8,000 to the landscaping contract for the 1100 North reconstruction project, for a total amount of \$65,000.. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

5. AWARD BID FOR CONSTRUCTION WORK ON HOLE #13-EAGLEWOOD GOLF  
COURSE

Paul Ottoson reported that the bid opening for this project was March 3, 2015 at 2 p.m. This bid is for flood protection on Hole 13 at the Eaglewood Golf Course as there have been water breaks on the irrigation system which has caused overflow onto the neighboring properties. City staff has devised a plan for flood management including detention basins, berms and pipes to collect water in that area with the water to drain into the Deer Hollow Reservoir. Mr. Ottoson reported that eight bids were received. City staff recommends awarding the bid to Hughes General Contractors for their bid of \$23,210. He noted that the City's engineer's estimate was \$30,000 for this project.

**Council Member Porter moved to accept the bid from Hughes General Contractors for construction work on Hole #13 at the Eaglewood Golf Course in the amount of \$23,210. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

6. CONSIDERATION OF RESOLUTION 2015-04R: A RESOLUTION AUTHORIZING THE CITY MANAGER, OR HIS DESIGNEE, TO SUBMIT APPLICATIONS TO DAVIS COUNTY SOLICITING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR CERTAIN AFFORDABLE HOUSING PROJECTS

Barry Edwards reported that the only CDBG projects currently being approved by the county were those with a direct benefit to low or moderate income individuals. As this would need to be done through a housing project, City staff recommends making an application for \$100,000 of CDBG grant money to go towards the Main Street area for rehab and acquisition of ground to begin redevelopment of that area with affordable housing. City staff would adhere to Davis County Housing Authority guidelines as well to improve the appearance of that area. The recipients of the funds would need to meet the low and moderate income guidelines established by the Federal government.

Mayor Arave asked what the City's portion of the CDBG funding would be. He also asked if those funds could be used to assist relocation of the residents at the mobile home park. Barry Edwards replied that this was not on the immediate horizon and that the City was only requesting \$25,000 of those funds.

Mayor Arave also asked how much would be received through the Community Development Area (CDA). Ken Leetham replied that it would be \$470,000 in the Orbit Economic Development Project Area (EDA) for housing. The City will also receive a portion of funding from Orbit including 5% administrative and 10% for housing.

**Council Member Jacobson moved to approve Resolution No. 2015-04R authorizing the City Manager, or his designee, to submit applications to Davis County soliciting Community Development Block Grant (CDBG) funds for certain housing projects. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

Mayor Arave clarified that the City Council could still reject all items and that they were only approving the application at this point.

7. CONSIDERATION OF RESOLUTION 2015-05R: A RESOLUTION ADOPTING THE CITY OF NORTH SALT LAKE'S URBAN DEER CONTROL PLAN

Barry Edwards reported that a written Urban Deer Control Plan must be put together and approved by the Division of Wildlife Resources (DWR) before the City can move forward.

Mayor Arave commented that this item had not been publicized and that this would just be approval of the plan. Barry Edwards replied that the plan needed to be approved by the City Council and then authorized by the State.

Mayor Arave said that the police department would issue tags and permits to hunt the deer and recommended that a public hearing be held before the plan is implemented. Barry Edwards replied that a public hearing could be held and then the plan would be brought back before the City Council for any changes.

**Council Member Porter moved to adopt Resolution No 2015-05R: A resolution of the governing body of the City of North Salt Lake adopting an Urban Deer Control Plan for the City. The implementation of lethal kill would only take effect after the determination of areas where it would take place. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

8. CITY ATTORNEY'S REPORT

David Church was excused.

9. MAYOR'S REPORT

Mayor Arave reported that City staff had met with Questar Gas as they will be replacing gas lines on the west side of the City next year. Barry Edwards commented that a map would be sent to the City Council with the proposed area and said that areas of the trail may need to be replaced.

10. CITY MANAGER'S REPORT

Barry Edwards reported that Stericycle would be sending out invitations to a public meeting in regards to their progress in moving and other updates.



Mr. Edwards also reported that the City had received a sidewalk grant to connect a gap on Redwood Road to the Woods Cross City line at 1100 North.

Barry Edwards also reported that the City had received \$300,000 from the State for the Springhill Landslide. No State funding has been received for the Eaglepointe Landslide which occurred in 2014.

11. ADJOURN INTO CLOSED SESSION

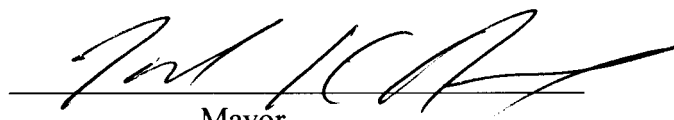
**At 7:44 p.m. Council Member Jacobson moved to go into closed session to discuss the character, professional competence or physical or mental health of an individual. Council Member Jensen seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

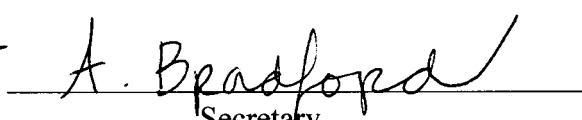
12. CLOSED SESSION TO DISCUSS THE CHARACTER, PROFESSIONAL  
COMPETENCE OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL

**At 8:18 p.m. Council Member Jacobson moved to go out of closed session and back into regular session. Council Member Mumford seconded the motion. The motion was approved by Council Members Horrocks, Jensen, Porter, Mumford and Jacobson.**

13. ADJOURN

**Mayor Arave adjourned the meeting at 8:18 p.m.**

  
Mayor

  
Secretary